

SALE

12 OLD MILL ROAD

Redding, CT 06896



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to present 12 Old Mill Road, a fully leased mixed-use investment opportunity in the heart of Georgetown, one of Fairfield County's most desirable historic commercial districts. Situated on a prominent 0.57-acre corner parcel, the ±6,748 SF building is 100% occupied by a mix of restaurant, retail, wellness, fitness, office, and educational tenants, providing stable cash flow and minimal vacancy risk.

Built in 1937, the property has been thoughtfully maintained while preserving its classic New England character. Features include attractive storefronts, multiple private entrances, abundant natural light, outdoor patio seating, and ample on-site parking. Conveniently located with excellent access to Route 7, Route 107, the Merritt Parkway, and the greater Fairfield County and Westchester markets, this offers investors a rare opportunity to acquire a stabilized, income-producing asset in a highly sought-after, supply-constrained market. Ideal for long-term investors or 1031 exchange buyers seeking dependable income and enduring value.

PROPERTY HIGHLIGHTS

- 100% leased with diversified tenant mix
- Stable, established tenants with scheduled rent increases
- Ample on-site parking and outdoor patio area
- Prominent street frontage with excellent visibility
- Convenient access to Route 7, Route 107 and the Merritt Parkway
- Ideal opportunity for investors and 1031 exchange buyers

OFFERING SUMMARY

Sale Price:	\$1,695,000
Number of Units:	6
Lot Size:	0.57 Acres
Building Size:	6,748 SF

Chris Scatterday
(203) 461-1931



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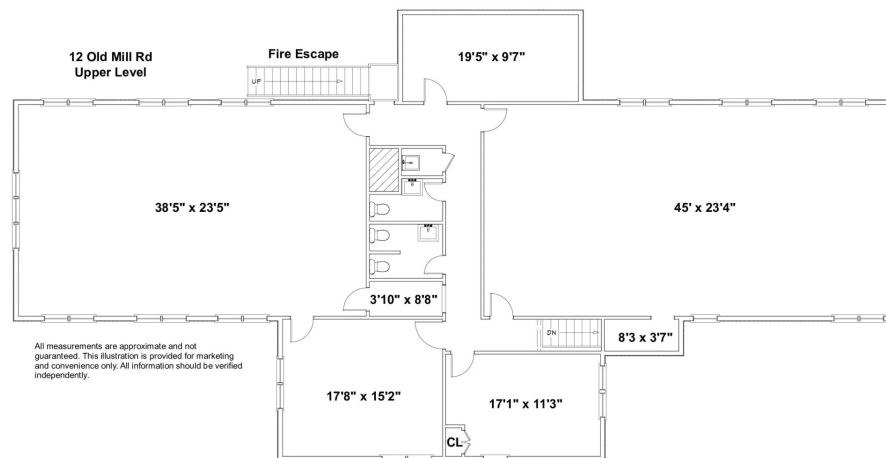
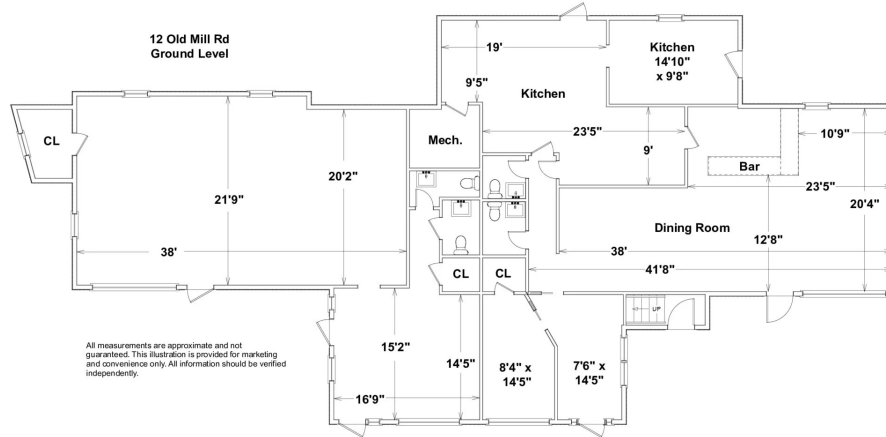
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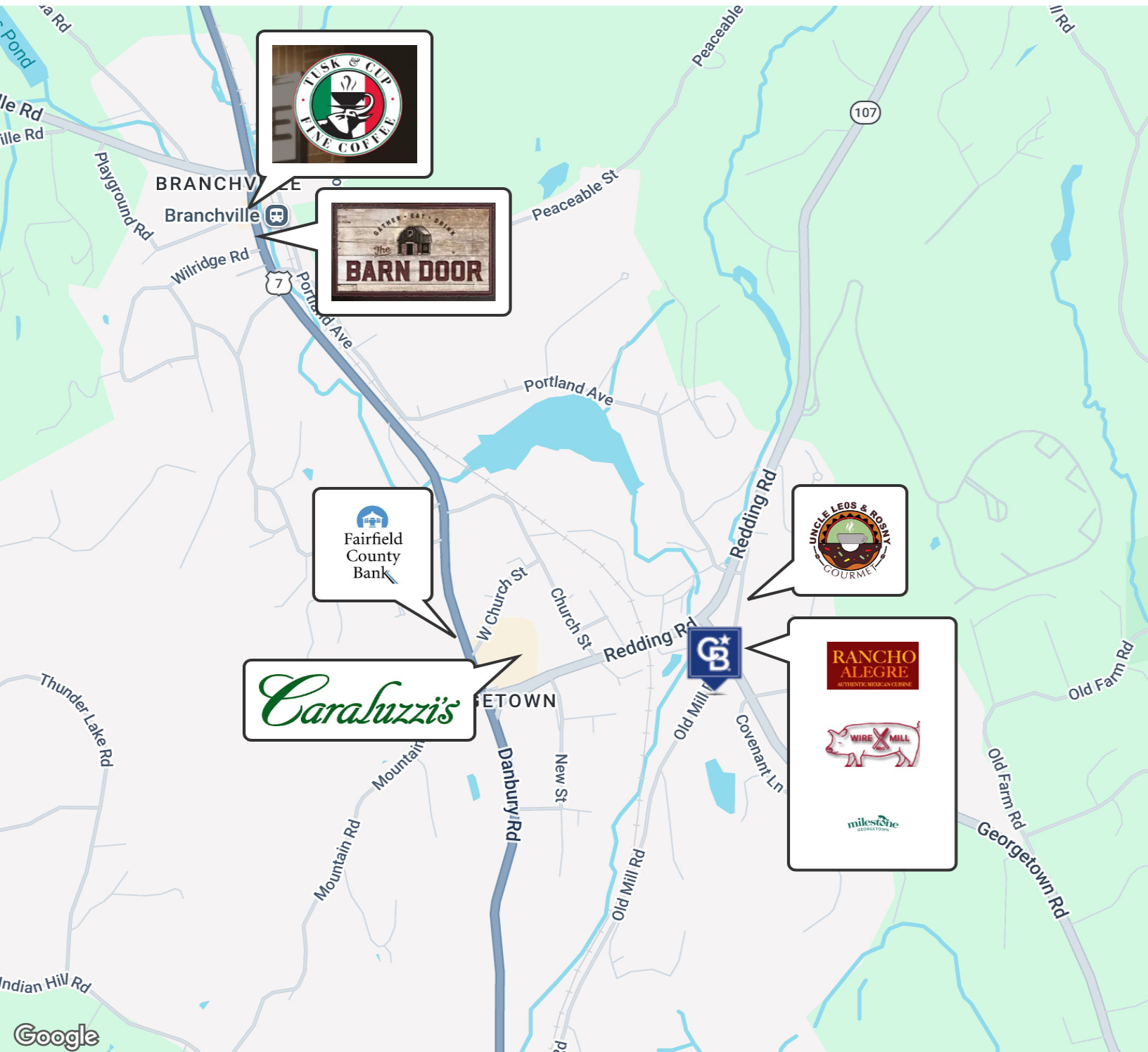
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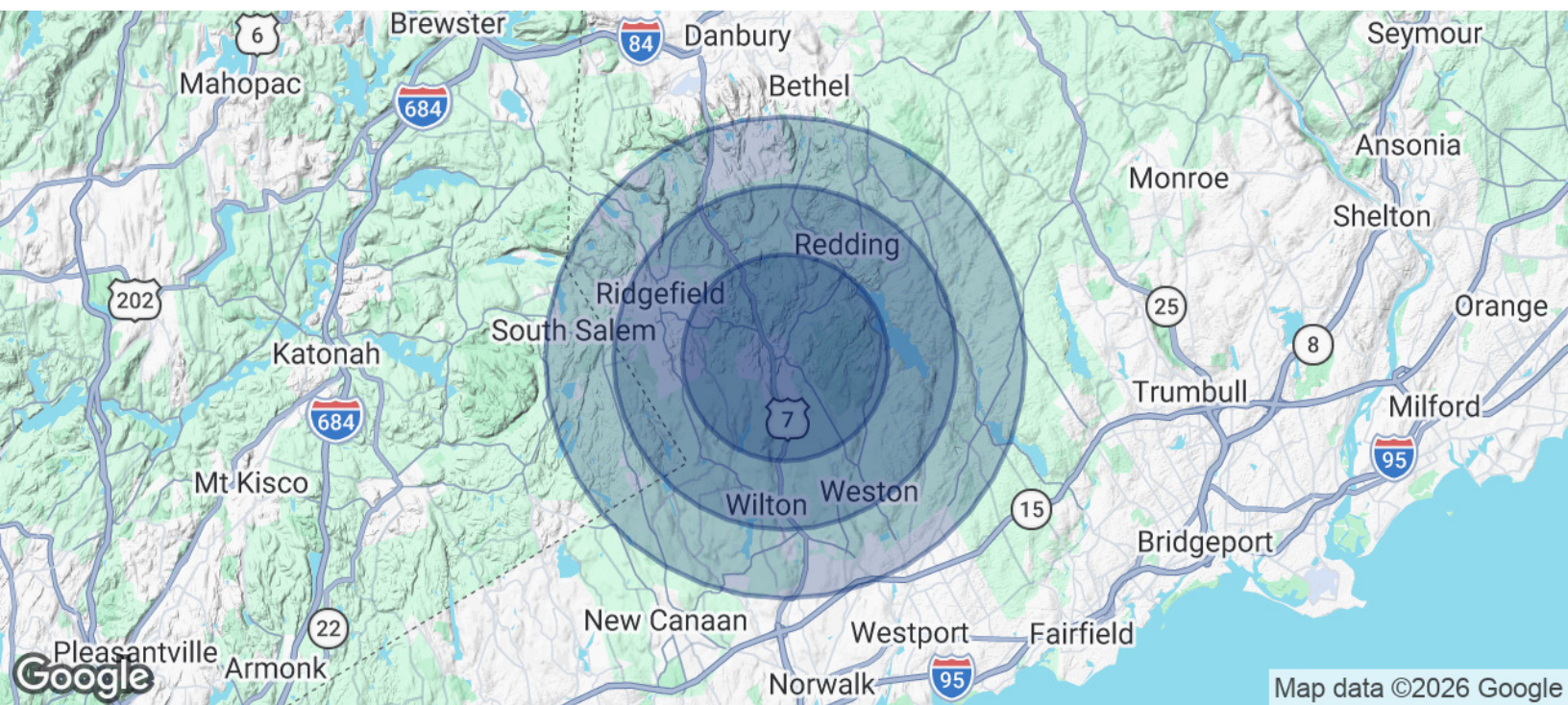
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	13,410	40,907	79,523
Average Age	45.9	46.1	45.8
Average Age (Male)	45.2	45.9	45.2
Average Age (Female)	46	45.6	45.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	4,699	14,873	28,472
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$282,004	\$267,160	\$289,573
Average House Value	\$910,180	\$939,042	\$952,960

2023 American Community Survey (ACS)

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